



Regular Planning and Zoning Board Meeting Minutes
June 9, 2026 at 6:00 PM

Chair William Smith

Vice Chair William Menadier

Member Jenny Highlander

Member Danielle J. Judd

Member Matthew Webster

School Board Member Tina Certain

City Manager Rodolfo Valladares

City Attorney Scott Walker

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

William Smith – Chair 6:02 pm William Menadier, Vice Chair - Absent

INVOCATION

Led by Virginia Johns

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

Member Danielle Judd moved to approve the agenda with the changes stated by

the Chair; seconded by Member Jenny Highlander.
Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- APRIL 21,2026

Member Judd moved to approve the meeting minutes from the April 21, 2026 meeting; seconded by Member Highlander.
Motion passed by unanimous consent.

B) PSP26-0003 | MLM BUILDING ADDITION - PROGRESS CENTER - A REQUEST BY EDA CONSULTANTS, INC. (APPLICANT/AGENT), ON BEHALF OF MLM BIOLOGICS INC. (PROPERTY OWNER), FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A ± 6,509 SQUARE FOOT OFFICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.51-ACRE PROPERTY, LOCATED AT 13700 PROGRESS BOULEVARD, ON TECHNOLOGY AVENUE (TAX PARCEL 03956-010-017). FLU: INDUSTRIAL; ZONING: PLANNED UNIT DEVELOPMENT (PUD); QUASI-JUDICIAL HEARING.

Parker Stevens, Planner, 06/09/26, Staff Report, Filed.

Sergio Reyes, EDA Consultants, 06/09/26, Available for Questions, Submitted.

Member Highlander moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the site plan application for MLM Biologics, inc., to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan; seconded by Member Judd.

Motion passed by 4-0 roll call vote.

C) PSSC26-0001 - HATHCOCK COMMUNITY CENTER SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT - A REQUEST BY THE CITY OF ALACHUA (APPLICANT/PROPERTY OWNER) FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP (FLUM). THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC ON A ± 1.48-ACRE SUBJECT PROPERTY (TAX PARCELS 03113-000-000; 03114-000-000; 03120-000-000.) CURRENT FLU: MEDIUM DENSITY RESIDENTIAL; PROPOSED FLU: PUBLIC; CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 3 (RSF-3); PROPOSED ZONING: GOVERNMENT FACILITY (GF); LEGISLATIVE HEARING.

Parker Stevens, Planner, 06/09/26, Staff Report, Filed.

Member Judd moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for the City of Alachua, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Highlander.

Motion passed by 4-0 roll call vote.

- D) PR26-0001 - HATHCOCK COMMUNITY CENTER SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY THE CITY OF ALACHUA FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE CITY OF ALACHUA OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONE DISTRICT FROM RESIDENTIAL SINGLE FAMILY – 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER (TAX PARCEL 03114-000-000). CURRENT FLU: MEDIUM DENSITY RESIDENTIAL; PROPOSED FLU: PUBLIC; CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 3 (RSF-3); PROPOSED ZONING: GOVERNMENT FACILITY (GF); QUASI-JUDICIAL HEARING.

Parker Stevens, Planner, 06/09/26, Staff Report, Filed.

Member Judd moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Highlander.

Motion passed by 4-0 roll call vote.

- E) PPP25-0003 – CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 "CANOPY TRACE" | A REQUEST BY VECTOR CIVIL ENGINEERING, LLC, AGENT AND APPLICANT FOR SPLIT OAK ALACHUA INVESTMENTS, LLLP, PROPERTY OWNER, FOR THE CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 WHICH PROPOSES THE SUBDIVISION OF LAND INTO 60 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAYS ON A ± 10.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ALONG PROGRESS

BOULEVARD (TAX PARCEL 03929-005-000.) FUTURE LAND USE:
CORPORATE PARK DISTRICT; ZONING: CORPORATE PARK DISTRICT
(QUASI-JUDICIAL).

Bryan Thomas, Director of Planning and Community Development, 06/09/26, Staff
Report, Filed.

Dave Stockman, Land Owner Representative, 06/09/26, Available for Questions,
Submitted.

Member Judd moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Canopy Trace/Convergence Phase 4 to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 17 of the Staff Report; seconded by Member Highlander.
Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Highlander moved to adjourn; seconded by Member Judd.

Motion passed by unanimous consent.

Chair Smith adjourned the meeting. 6:47 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF
THE CITY OF ALACHUA, FLORIDA:



Presiding Officer



Staff Liaison

